

February 20, 2001

TO: Applicant

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the City Council Meeting, February 19, 2001

TABLED TO THE CITY COUNCIL MEETING ON TUESDAY MARCH 20, 2001.

Public Hearing: Zoning Case Z2000-58
Applicant(s): Stewart Armstrong and Binary Inv., Inc.

DESCRIPTION:

A request to rezone 152.1± acres 300± feet north of Panther Creek Parkway (C.R. 23) on the east and west sides of future Hillcrest Road **from** Agricultural **to** Planned Development-Patio Home/Single-Family-5. Neighborhood #8 and 9. Tabled 11/1/00, 11/14/00, and 12/27/00.

APPROVED: _____ **DENIED:** _____ **TABLED:** 3-2 _____

Council Members Nichols and Osuna voted in opposition because of heir desire to hear the case.

ACTION:

City Council tabled this item to the March 20, 2001 City Council meeting at the applicant's request.

DM/sg

cc: Stewart Armstrong 210-822-4882
Karen Porter 214-638-0447
Frank Jaromin
Donnie Mayfield
Mack Borchardt

January 10, 2001

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting January 9, 2001

The following item is scheduled for the February 6, 2001 City Council Meeting

Public Hearing: Zoning Case Z2000-58
Applicant(s): Stewart Armstrong and Binary Inv., Inc.

DESCRIPTION:

A request to rezone 152.1± acres 300± feet north of Panther Creek Parkway (C.R. 23) on the east and west sides of future Hillcrest Road **from** Agricultural **to** Planned Development-Patio Home/Single-Family-5. Neighborhood #8 and 9. Tabled 11/1/00, 11/14/00, and 12/27/00.

APPROVED: 4-3 **DENIED:** _____ **TABLED:** _____

Commissioner Caplan voted in opposition because he felt that the land reserved for open space should not be included in the density calculation. Commissioner Hamilton voted against the motion because he wanted the density stated at 2.9 dwelling units per acre as referenced on the concept plan. Commissioner Siefert voted against the motion because he felt that the mixed product was not insufficient.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the concept plan for Creeks on Hillcrest and subject to the following planned development standards:

Planned Development-Single-Family Residential District-3 (15.3+/- acres) / Single-Family Residential District-5 (83.5+/- acres)

This tract shall be developed under the regulations of the Single-Family Residential-3 (SF-3) district and Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. All lots within two hundred fifty (250) feet of the east property line of this tract shall be developed to Single-Family-3 standards.

2. Minimum Lot Area for Single-Family Residential-5 (SF-5) lots – Seven thousand (7,000) square feet.
3. Minimum Lot Width for Single-Family Residential-5 (SF-5) lots – Sixty feet (60'). Lot width may be reduced to fifty feet (50') on cul-de-sacs and "eyebrows".
4. Minimum Lot Depth for Single-Family Residential-5 (SF-5) lots – One hundred feet (100').
5. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then homes along the street will provide three (3) three-inch (3") caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the trees (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

Planned Development-Single-Family Residential District-4 (53.4+/- acres)

This tract shall be developed under the regulations of the Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Minimum Lot Area – Eight thousand five hundred (8,500) square feet.
2. Minimum Lot Width – Seventy (70') feet. Lot width may be reduced to sixty feet (60') on cul-de-sacs and "eyebrows".
3. Minimum Lot Depth – One hundred (100') feet.
4. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then homes along the street will provide four (4) three-inch (3") caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the trees (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

General Conditions

1. Landscape Buffer – An additional twenty-five (25') feet shall be dedicated as right-of-way for landscape purposes along the Panther Creek Parkway and Hillcrest Road frontage to create a soft screening effect with a dynamic combination of elements with differing material and heights. A meandering four-foot (4') wide sidewalk shall

be installed in this 25 foot area and/or in the thoroughfare right-of-way. This area shall be maintained by the Homeowners Association.

2. Fence Treatment – Along rear and side yard lot lines adjacent to the open space areas, a decorative metal fence shall be required with a minimum of four (4) feet in height.
3. Maximum Density – Density of the property shall not exceed 3.1 dwelling units per acre.
4. Drainage Easement - The thirty-foot (30') drainage easement along the north property line will be maintained by the Homeowners Association. A common material fence with a height of four-feet (4') to eight-feet (8') shall be constructed in a thirty-inch (30") wide concrete mow strip along the common property line between the drainage easement and any lots siding or backing to the drainage easement. In addition to the trees required by Article IV, Section 2.06(C) of the Comprehensive Zoning Ordinance No. 00-11-01, a minimum three-inch (3") caliper tree shall be planted within ten feet (10') of the common property line of all lots adjacent to the drainage easement.
5. Homeowners Association - In accordance with the Subdivision Ordinance, a Homeowners' Association (HOA) shall be established to maintain open space, recreational areas, and other commonly owned facilities. Prior to approval of a final plat, a document establishing the HOA shall be submitted to the City for review and approval by the City Attorney for conformance with this and other applicable ordinances. The Developer will be financially responsible for the City Attorney review process.

DM/sg

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Karen Porter 214-638-0447
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